

Doc. # 4517

MEMORANDUM

NOVEMBER 15, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: STEPHEN COYLE, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on twenty-five zoning matters have been prepared by Authority staff for referral to the Board of Appeal.

<u>Referral</u>	<u>Approval</u>	<u>Recommendation</u>	
		<u>Denial</u>	<u>Denial w/o Prejudice</u>
Routine minor deviations	2	2	
Minor dwelling unit increases	9	1	
Major new housing; conversions			
Roof-top additions	1		
Parking; gas stations; repair garages	4	1	
Industrial; chemical storage			
Institutional			
Commercial; office; business	2	1	1
Signs			1

We recommend approval of two routine minor deviations:

Z-7293: 150 Waldemar Ave., East Boston. Erect addition to one family dwelling for additional kitchen and dining room space. No response from abutters. Design review proviso.

Z-7321-22: 2049-2061 Dorchester Ave., Dorchester. Erect adult education-recreation center for 42 elderly residents of nursing home within perimeter of complex. No adverse affect on surrounding area.

We recommend approval of nine minor dwelling unit increases:

Z-7306: 240 Kelton St., Brighton. Change occupancy from 14 to 15 apartments. Proposal compatible with residential nature of neighborhood. No response from abutters.

Z-7310: 42-44 St. Botolph St., Boston. Change occupancy from ten to sixteen apartments. Former vacant, deteriorated building will be restored to viable residential occupancy. St. Botolph Citizens Committee supports development, however, direct abuttor is concerned about left front porches. Provisos for design review, that petitioner meet with direct abuttor and also makes arrangements to provide required off-street parking.

L2/UU/110884

Z-7316: 126 Elm St., Charlestown. Change occupancy from one to two family dwelling. Proposal consistent with 2 and 3 family properties in Charlestown neighborhood. Design review proviso for any exterior changes. No response from abuttor.

Z-7327: 68 Telegraph St., South Boston. Change occupancy from three to four apartments. Building will undergo extensive rehabilitation. Occupancy consistent with residential neighborhood. Design review proviso.

Z-7328: 60 Weld Hill St., Jamaica Plain. Change occupancy from two to three family dwelling. Conversion consistent with predominant three family neighborhood. No response from abuttor. Proviso: design review for any exterior changes.

Z-7330: 18 Harvard St., Charlestown. Legalize occupancy for four apartments. Petitioner will rehabilitate vacant former rooming house. Occupancy consistent with neighborhood. No response from abuttor.

Z-7333: 39 Beacon St., Boston. Change occupancy from two family and accessory office to three family dwelling and accessory office. Desirable residential unit. Beacon Hill Civic Association has no objection.

Z-7307: 172 Bunker Hill St., Charlestown. Change occupancy from three family dwelling and store to four apartments, and erect addition. Conversion of store to residential unit is part of extensive renovation of fire damaged structure. Provisos: repair of retaining wall to alleviate abuttor concern, and design review.

Z-7317: 194 Paris St., East Boston. Erect two family dwelling. Proposal will improve vacant property, enhance neighborhood and provide needed housing. Proviso: design review and petitioner must meet with direct abuttor who has concerns about damage to his property during construction.

We recommend approval of one roof top addition:

Z-7315: 197-201 Portland St., Boston. Erect penthouse addition to office building in Bulfinch Triangle area. Structure is currently undergoing substantial rehabilitation under approved CARD program plan. Provisos for design review, and that petitioner provide brick sidewalks and street trees consistent with all CARD projects in Bulfinch Triangle area.

We recommend approval of four gas station cases:

Z-7319: 1241 Boylston St., Boston. Increase underground gasoline storage capacity from 19,955 to 41,955 gallons. New fiberglass self-venting tanks will replace existing steel tanks. Proviso: compliance with Board of Appeal gas station guidelines. No response from abuttor.

Z-7320: 682-686 Cummins Highway, Mattapan. Erect canopy over gas station pump island. One foot yard violation is minimal. Proposed upgrading of station will enhance neighborhood. Proviso: compliance with Board of Appeal gas station guidelines. No response from abuttor.

Z-7325: 2022 Commonwealth Ave. New pump island will remove existing exit hazard and improve property. Proviso: compliance with Board of Appeal gas station guidelines. No response from abuttors.

Z-7318: 705 VFW Parkway, West Roxbury. Increase underground storage capacity from 11,955 to 41,955 gallons. New fiberglass self-venting tanks will replace existing steel tanks. Proviso: compliance with Board of Appeal gas station guidelines. No response from abuttors.

We recommend approval of two commercial, office, business cases:

Z-7326: 1752-1764A Centre St., West Roxbury. Change occupancy from seven stores to four stores, beauty salon and auto driving school. Driving school use existing and compatible with commercial area. Proviso: that there be no on-street parking of school vehicles.

Z-7323: 636-638 Beacon St., Boston. Change of occupancy from three stories and professional offices to these uses plus acting school. Teaching of radio, TV, film skills approved by State Board of Education in one suite of large office building will have no adverse affect on commercial district.

We recommend denial of five cases:

Z-7312: 586 Washington St., Brighton. Change occupancy from gas station to auto body repair shop garage. Proposal with its attendant activity, noise and traffic would adversely affect residential neighborhood especially properties on Langley Road directly in rear of site.

Z-7329: 187-189 North St., Boston. Excessive and inappropriate penthouse addition already constructed and is highly visible in a sensitive location near Paul Revere Mall, and should be taken down.

Z-7304: 321 Columbus Ave., Boston. Change occupancy from garage to office building and erect two story addition. Staff and community concerns are that the floor area ratio is more than twice the code requirement, and area parking density. Developer must meet with Authority and community to resolve scale, scope and area parking concerns.

Z-7308-09: 54-54(r) Burroughs St., Jamaica Plain. Change occupancy from one family dwelling and stable to seven and two condominiums respectively. Development in excessive, acutely incompatible with the low density single family zone and will create a dangerous precedent. Abuttor and Jamaica Pond Association are opposed. Developer must meet with community which has had no participation as yet.

Z-7331: 1130 Blue Hill Ave., Mattapan. Use premises for sale and display of twelve used cars. This use with attendant activity, sign and traffic is inappropriate and incompatible with surrounding residential neighborhood. Site is in close proximity to Morton Street and its heavy traffic. However, no response from abuttors.

We recommend denial without prejudice in two cases:

Z-7374: 49-59 Warren St., and 138-148 Dudley St., Roxbury. Excessive sign identifies facility, 16 commodities for sale and hours of operation. Design plan should be submitted to the Authority for comprehensive sign design review under Section 11-2 of the code.

Z-7332: 19-21 Lancaster St., Boston. Erect ten-story office building. Floor area ratio is $2\frac{1}{2}$ times code allowance and height is excessive. Plans for site should reinforce character of area. Petitioner should meet with Authority staff for resolution of these issues and design review.

BOARD OF APPEAL REFERRALS

November 15, 1984.

	<u>Hearing</u>	
1. Z-7274	11/20/84	A Nubian Motion, Inc. 49-59 Warren Street and 138-148 Dudley Street, Roxbury
2. Z-7293	11/20/84	Damiano J. Pignato 150 Waldemar Avenue, East Boston
3. Z-7304	11/20/84	Charles M. Coyle and Renaissance Properties, Inc. 321 Columbus Avenue, Boston
4. Z-7306	11/20/84	O'Rourke Realty Trust 240 Kelton Street, Brighton
5. Z-7307	11/20/84	Navid Realty Trust 172 Bunker Hill Street, Charlestown
6. Z-7308-7309	11/20/84	William Barry Realty Trust 54-54r Burroughs Street, Jamaica Plain
7. Z-7310	11/20/84	Vesper George School of Art Renaissance Properties, Inc. 42-44 St. Botolph Street, Boston
8. Z- 7312	11/20/84	John Soriamides 586 Washington Street, Brighton
9. Z-7315	11/20/84	Raymond Reef, Trustee 197-201 Portland Street, Boston
10. Z-7316	11/20/84	Barbara C. Davide 126 Elm Street, Charlestown
11. Z-7317	11/20/84	John W. Puopolo 194 Paris Street, East Boston
12. Z-7318	11/20/84	Texaco, Inc. 705 V.F.W. Parkway, West Roxbury
13. Z-7319	11/20/84	Texaco, Inc. 1241 Boylston Street, Boston
14. Z-7320	11/20/84	Mattapan Service Center, Inc. 682-686 Cummins Highway, Mattapan
15. Z-7321-7322	11/27/84	The Boston Home, Inc. 2049-2061 Dorchester Avenue, Dorchester
16. Z-7323	11/27/84	Weist Barron of Boston, Inc. 636-638 Beacon Street, Boston
17. Z-7325	11/27/84	Mark Diarbakerly 2022 Commonwealth Avenue, Brighton
18. Z-7326	11/27/84	Robert M. Geoffrion 1752-1764a Centre Street, West Roxbury
19. Z-7327	11/20/84	Louis N. Cavagnaro, Jr. 68 Telegraph Street, South Boston
20. Z-7328	11/27/84	Charles O'Halloran 60 Weld Hill Street, Jamaica Plain
21. Z-7329	11/27/84	Robert A. Nobile 187-189 North Street, Boston
22. Z-7330	11/27/84	Tobias Yarmolinsky 18 Harvard Street, Charlestown
23. Z-7332	11/27/84	Stanley K. Bloch 19-21 Lancaster Street, Boston
24. Z-7333	11/27/84	James W. Sullivan 39 Beacon Street, Boston
25. Z-7331	11/27/84	Alan Rosenstein 1130 Blue Hill Avenue, Mattapan

Hearing:

11/20/84

Z-7274

A Nubian Notion, Inc.
49-59 Warren Street &
138-148 Dudley Street
Roxbury

Existing
at site:

Four story structure

Purpose of
petition:

Erect sign on side of residential (45 apartments) -
commercial structure

District(s)
and Uses(s):

Site is in general business (B-2) district.
Sign must comply with conditional use.

Violation(s): Area of sign is excessive.

Sign identifies A Nubian Notion Inc., 16 commodities
offered for sale and hours of operation. Design plan
should be submitted to the Authority for comprehensive
sign design review under Section 11-2 of the code.
Recommend denial without prejudice.

VOTED: In reference to petition Z-7274, A Nubian
Notion, Inc. 49-59 Warren Street & 138-148 Dudley
Street, Roxbury, for conditional use to erect sign
on side of residential-commercial structure in a
general business (B-2) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Sign identifies A Nubian Notion, Inc.,
16 commodities offered for sale and hours of opera-
tion. Design plan should be submitted to the Authority
for comprehensive sign design review under Section
11-2 of the code.

49-54 WARREN ST

138-148 DUDLEY ST. ROXBURY

Board of Appeal Referrals

11/15/84

Hearing: 11/20/84

Z-7293
Damiano J. Pignato
150 Waldemar Ave.
East Boston

Existing
at site: 1½ story structure

Purpose of
petition: Erect addition to one family dwelling.

District(s)
and Uses(s): Site is in single family (S-.5) district.
One family dwelling allowed use in single family district.

Violation(s): Front and side yards are insufficient.

Addition, replacing existing porch, will enlarge kitchen and dining room space. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7293, Damiano J. Pignato, 150 Waldemar Ave., East Boston for two variances to erect addition to one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: That plans be submitted to the Authority for design review approval. Addition will enlarge kitchen and dining room space.



FAYWOOD

BRADLEY ELEMENTARY
SCHOOL

ONTMORENCI

BEACHVIEW

SEA VIEW

ORIENT

GLADSTONE

LEYDEN

ASHLEY

Z-7293

150 WALDEMAR AVE.

EAST BOSTON

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ST.

AVE

AVENUE

DRUMLIN

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Board of Appeal Referrals

11/15/84

Hearing: 11/20/84

Z-7304
Charles M. Coyne &
Renaissance Properties
321 Columbus Ave.
Boston

Existing
at site: Four story structure

Purpose of
petition: Change occupancy from garage to office building;
erect two story addition.

District(s)
and Uses(s): Site is in general business (B-4) district.
Office building is allowed in general business district.

Violation(s):
Floor area ratio is excessive
Rear yard is insufficient.

The staff and community have concern about the unwarranted floor area ratio which is more than twice the code requirement and contrary to that of abutting buildings, and also the increase in parking in the area. Developer must meet with the Authority and community to discuss appropriate scale, scope of the project and parking concerns. Recommend denial.

VOTED: In reference to petition Z-7304, Charles M. Coyne & Renaissance Properties, 321 Columbus Ave., Boston, for change of occupancy from garage to office building in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. Authority and community have concerns about the unwarranted floor area ratio which is greater than twice the code requirement and contrary to that of abutting buildings, and also the increase of parking in the area. Developer must meet with the Authority and community to resolve scale, scope and parking problems.



Z-7304

321 COLUMBUS AVE. BOSTON

4

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7306
O'Rourke Realty Trust
240 Kelton Street
Brighton

Existing
at site: Three story structure

Purpose of
petition: Change occupancy from 14 to 15 apartments.

District(s) Site is in apartment (H-1) multi family district.
and Uses(s): Change of occupancy for additional unit in existing
14 unit apartment building is forbidden in multifamily
district.

Violation(s): Dwelling converted for more families is forbidden use.

Lot area and open space are insufficient.
Floor area ratio is excessive.

Former janitor's quarters and storage area will be
converted to residential unit. Proposal compatible
with residential nature of area. No response from
abutters. Recommend approval.

VOTED: In reference to petition Z-7306, O'Rourke Realty Trust,
240 Kelton Street, Brighton, for forbidden use and three
variances for change of occupancy from 14 to 15 apartments
in an apartment (H-1) district, the Boston Redevelopment
Authority recommends approval. Former Janitor's quarters
and storage area will be converted to residential unit.
Proposal is compatible with residential nature of the area.



Z-7306 240 KELTON ST. BRIGHTON

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84

Z-7307
Navid Realty Trust
172 Bunker Hill St.
Charlestown

Existing
at site: Three story structure

Purpose of
petition: Change occupancy from three family dwelling and store to
four apartments; erect rear addition.

District(s)
and Uses(s): Site is in local business (L-1) district.
Change of occupancy for additional apartment in existing
three family dwelling is forbidden use in local business
district.

Violation(s): Dwelling converted for more families is forbidden use.
Lot area, open space, rear yard are insufficient. Floor
area ratio is excessive.

Conversion of store to residential unit is part of ex-
tensive renovation of fire damaged structure. Recommend
approval with provisos.

VOTED: In reference to petition Z-7307, Navid Realty
Trust, 172 Bunker Hill St., Charlestown for forbidden
use and four variances for change of occupancy from
three family dwelling and store to four apartments
in a local business (L-1) district, the Boston Redevelop-
ment Authority recommends approval with the following
provisos: that damaged retaining wall be replaced; that
plans be submitted to the Authority for design review.



Z-7307

172 BUNKER HILL ST. CHARLESTOWN

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7308-7309
William Barry Realty Trust
54-54(R) Burroughs St.
Jamaica Plain

Existing at site: 3½-2½ story structures

Purpose of petition: Change occupancy from one family dwelling to seven apartments and from stable to two family dwelling.

District(s) and Uses(s): Single family (S-.3) district.
Multifamily and two family dwellings are forbidden uses in single family district.

Violation(s): Dwelling converted for more families is forbidden use.
Two family dwelling is forbidden use.
Lot area, rear access, distance between buildings, side and rear yards are insufficient.
Floor area ratio, height of building, number of stories are excessive.

This development is excessive and acutely incompatible with the low density single family neighborhood. Drive and parking configuration as proposed will adversely affect direct abutter. Addition of roof dormers is unsatisfactory. Development will create a dangerous precedent for the Jamaica Pond area which consists of numerous large homes that could potentially be converted to condominiums. No community participation as yet. Abutter and Jamaica Pond Association are opposed. Developer must meet with community to discuss plans and resolve concerns. Recommend denial.

VOTED: In reference to petitions Z-7308-7309, William Barry Realty Trust, 54-54(R) Burroughs St., Jamaica Plain, for two forbidden uses and twelve variances for change of occupancy from one family dwelling to seven apartments and from stable to two family dwellings in a single family (S-3) district, the Boston Redevelopment Authority recommends denial. Development is excessive and acutely incompatible with the low density single family neighborhood. Drive and parking configuration as proposed will adversely affect direct abutter. Addition of roof dormers is unsatisfactory. Development will create a dangerous precedent for the Jamaica Pond area which consists of numerous large homes which could potentially be converted to condominiums. No community participation as yet. Abutter and Jamaica Pond Association are opposed. Developer must meet with community to discuss plans, appropriate density, and resolve concerns.



Z-7308-7309

54-54R BURROUGHS ST. JAMAICA PLAIN

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7310
Vesper George School of Art
Renaissance Properties, Inc.
42-44 St. Botolph Street
Boston

Existing
at site: Four story structure

Purpose of
petition: Change occupancy from ten to sixteen apartments.

District(s) Site is in apartment (H-2-45) multi family district.
and Uses(s): Conversion for additional apartments is conditional use.

Violation(s): Dwelling converted for more families providing at least
one half of open space requirements is conditional use.
Open space, rear yard, off street parking are insufficient.

Former vacant and deteriorated building would be re-
stored to a viable residential occupancy. Open air
patio and decks will alleviate open space violation.
St. Botolph Citizen's Committee supports development,
however direct abutter has expressed concern about left
front porches. Recommend approval with provisos.

VOTED: In reference to petition Z-7310, Vesper George School
of Art, 42-44 St. Botolph Street, Boston, for conditional
use and three variances, change of occupancy from ten
to sixteen apartments in an apartment (H-2-45) district,
the Boston Redevelopment Authority recommends approval
only with the following provisos: that petitioner
meet with direct abutter to resolve concern re. left
front porches, that petitioner make arrangements to
provide required off street parking; that plans be
submitted to the Authority for design review approval.
Former vacant and deteriorated building would be
restored to a viable residential occupancy. Open air
patio and decks will alleviate open space violation.
St. Botolph Citizens Committee supports development,
however, direct abutter has expressed concern about left
front porches.



Z-7310

42-44 ST. BOTOLPH ST. BOSTON

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84

Z-7312
John Soriamides
586 Washington Street
Brighton

Existing
at site: One story structure

Purpose of
petition: Change occupancy from Gasoline Station to Auto Body Repair
shop garage.

District(s) Site is in residential (R-.5) two family district and
and Uses(s): local business (L-.5) district.
Auto Body Repair Garage is forbidden use in these
districts.

Violation(s): Auto Body Repair Shop Garage is forbidden use.

Proposed Auto Body Repair Garage with attendant activity,
noise and traffic would have an adverse effect on the
abutting residential neighborhood especially properties
on Langley Road directly in rear of site. Recommend
denial.

VOTED: In reference to petition Z-7312, John Soriamides,
586 Washington Street, Brighton, for forbidden use for
change of occupancy from gasoline station to auto body
repair shop in a residential - local business (R-.5,
L-.5) district, the Boston Redevelopment Authority
recommends denial. Proposed auto body repair garage
with attendant activity noise and traffic would
have an adverse effect on abutting residential neigh-
borhood especially properties on Langley Road directly
in rear of site.



Z-7312

586 WASHINGTON ST. BRIGHTON

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7315
Raymond Reef, Trustee
197-201 Portland Street, Boston

Existing
at site: Six story structure

Purpose of
petition: To erect Penthouse addition to Office Building.

District(s) Site is in a manufacturing(M-4) district.
and Uses(s): Office building is allowed use in manufacturing district.

Violation(s): Floor area ratio is excessive.
Setback of parapet is insufficient.

This former manufacturing retail structure in the Bulfinch Triangle is in process of being substantially rehabilitated as an office building under approved Commercial Area Revitalization District Program Plan. Penthouse addition will not have an adverse effect on the North Station Area.
Recommend approval with provisos.

VOTED: In reference to petition Z-7315, Raymond Reef, Trustee, 197-201 Portland Street, Boston for two variances to erect penthouse addition to office building in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner provide brick sidewalks and street trees consistent with all Commercial Area Revitalization Projects in the Bulfinch Triangle Area; that plans be submitted to the Authority for design review approval. All CARD financial projects in Bulfinch Triangle area are being required to install brick paving. Retail structure in the Bulfinch Triangle is in process of being substantially rehabilitated as an office building under approved Commercial Area Revitalization District Program Plan. Penthouse addition will not have an adverse effect on the North Station Area.



REDEVELOPMENT

GOVERNMENT CENTER

Z-7315

197-201 PORTLAND ST. BOSTON

CAMBRIDGE

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7316
Barbara C. Davide
126 Elm Street, Charlestown

Existing
at site: 2½ story structure

Purpose of
petition: Change occupancy from one to two family dwelling.

District(s) Site is in apartment (H-1) multi family district.
and Uses(s): Conversion to two family dwelling is forbidden use.

Violation(s): Dwelling converted for more families is forbidden use; lot
area is insufficient.

Proposed two-family dwelling is consistent with two,
three and multi-family properties in the Charlestown
neighborhood. Petitioner needs additional income to
meet mortgage payments. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7316, Barbara C. Davide,
126 Elm Street, Charlestown, for forbidden use and
variance for change of occupancy from one to two family
dwelling in an apartment (H-1) district, the Boston
Redevelopment Authority recommends approval with the
following proviso: that plans for any exterior changes
be submitted to the Authority for design review approval.
Proposed two family dwelling is consistent with the
two, three and multi family properties in the Charlestown
neighborhood.



Z-7316

126 ELM ST. CHARLESTOWN

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84

Z-7317
John W. Puopolo
194 Paris St.
East Boston

Existing
at site: 3620 square feet of land

Purpose of
petition: Erect two family dwelling

District(s)
and Uses(s): Site is in apartment (H-1) multifamily district.
Two family dwelling is allowed use in multifamily district.

Violation(s): Lot area and front yard are insufficient.
Proposal will improve the property which has been vacant for eight years, enhance the neighborhood and provide needed housing.
Response is favorable with exception of direct abutter who is opposed because of possible structural damage to his property and water drainage problems during construction. Recommend approval with provisos.

VOTED: In reference to petition Z-7317, John W. Puopolo, 194 Paris St., East Boston for three variances to erect a two family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with the following provisos. that petitioner meet with direct abutter to resolve his concerns (possible structural damage to his property and water drainage problems during construction); that plans be submitted to the Authority for design review approval; that engineering plans addressing effect of construction on drainage and structural integrity of abutter structure also be submitted to the Authority for design review approval. Proposal will improve property which has been vacant for eight years, enhance the neighborhood and provide needed housing.



Z-7317

194 PARIS ST. EAST BOSTON

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7318
Texaco Inc.
705 VFW Parkway
West Roxbury

Existing
at site: One story structure

Purpose of
petition: Increase underground gasoline storage capacity from
11,955 to 41,955 gallons.

District(s) Site is in single family (S-.5) district.
and Uses(s): Gas service station is legal non conforming use in
single family district.

Violation(s): Extension of non conforming use.

Three new 10,000 gallon fiberglass, self venting under-
ground gasoline storage tanks with vapor recovery
systems will be installed to replace obsolete facilities.
Bulk deliveries would be decreased. No response from
abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7318, Texaco Inc., 705 VFW
Parkway, West Roxbury for extension of non conforming use
to increase underground storage capacity of gasoline
from 11,955 to 41,955 gallons in a single family (S-.5)
district, the Boston Redevelopment Authority recommends
approval with the following proviso: that facility
comply with Board of Appeal specific guidelines for
gas service stations. Three new 10,000 gallon fiberglass
self venting underground storage tanks with vapor
recovery systems will replace obsolete facilities.
Bulk deliveries would be decreased.



Z-7318

705 V.F.W. PARKWAY

WEST ROXBURY

Board of Appeal Referrals

11/15/84

Hearing: 11/20/84

Z-7319
Texaco Inc.
1241 Boylston Street
Boston

Existing
at site: One story structure

Purpose of
petition: Increase underground gasoline storage capacity from
19,955 to 41,955 gallons.

District(s) Site is in general business (B-2) district.
and Uses(s): Gas Station is legal non conforming use.

Violation(s): Extension of non conforming use.

Two 10,000 and one 12,000 gallon new fiberglass self
venting underground storage tanks with vapor recovery
systems will replace existing obsolete facilities.
Proposal will significantly reduce bulk deliveries.
No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7319, Texaco, Inc.,
1241 Boylston Street, Boston for extension of non
conforming use to increase gasoline storage capacity
from 19,955 to 41,955 gallons in a general business
(B-2) district, the Boston Redevelopment Authority
recommends approval with the following provisos: that
facility comply with specific Board of Appeal guide-
lines for gas service stations. Two 10,000 and one
12,000 gallon new fiberglass self venting underground
storage tanks with vapor recovery systems will replace
existing obsolete facilities. Proposal will signifi-
cantly replace bulk deliveries.



Z-7319 1241 BOYLSTON ST. BOSTON

7319

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7320
Mattapan Service Center, Inc.
682-686 Cummins Highway
Mattapan

Existing
at site: One story structure

Purpose of
petition: Erect canopy over existing pump island.

District(s) Site is in local business (L-.5) district.
and Uses(s): Gas Service Station is legal non conforming use
in local business district.

Violation(s): Extension of non conforming use.
Front yard is insufficient.

Minimal violation, one foot, is technical. Canopy
along with proposed complete upgrading of facility
will enhance the neighborhood. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7320, Mattapan Service Center,
Inc., 682-686 Cummins Highway, Mattapan, for extension
of non conforming use and variance to erect canopy over
existing gas service station pump island, in a local
business (L-.5) district, the Boston Redevelopment Authority
recommends approval with the following proviso: that
facility comply with specific Board of Appeal guidelines
for gas service stations. Minimal one foot violation is
technical. Canopy along with proposed upgrading of
station will enhance the neighborhood.



Z-7320 682-686 CUMMINGS HIGHWAY MATTAPAN

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84

Z-7321-7322
The Boston Home, Inc.
2049-2061 Dorchester Avenue
Dorchester

Existing
at site: Two story structures

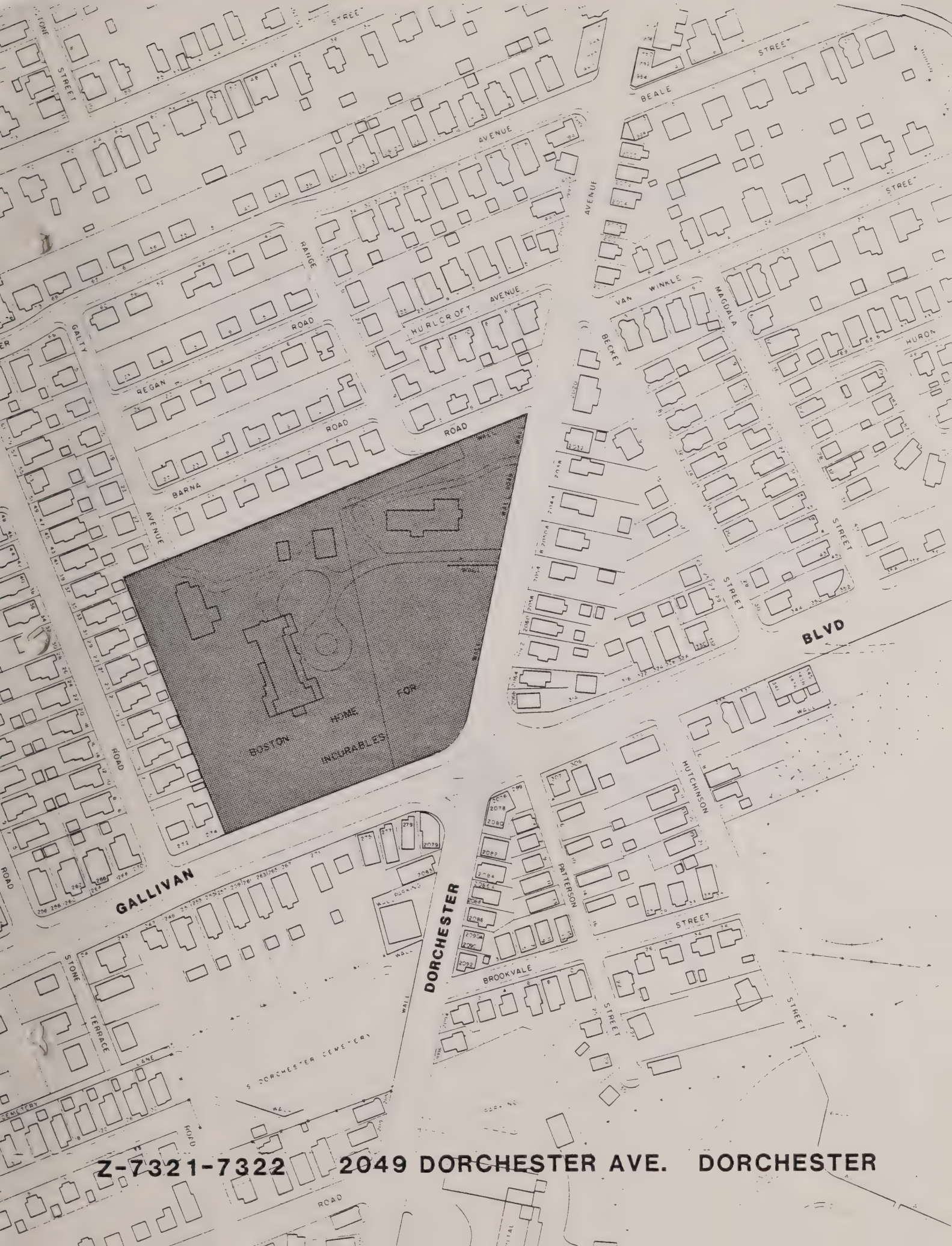
Purpose of
petition: Erect one story recreation room addition to residence -
office structure; connect buildings.

District(s) Site is in single family (S-.5) district - Nursing Home
and Uses(s): is legal non conforming use in single family district.

Violation(s): Extension of non conforming use.

Addition to be constructed within perimeter of complex
will provide adult education and recreation center for
the 42 elderly residents and for other non profit institu-
tions. No adverse effect on surrounding area. Recommend
approval with proviso.

VOTED: In reference to petition Z-7321-7322, Boston Home, Inc.,
2049-2061 Dorchester Avenue, Dorchester, for extension
of non conforming use to erect one story recreation room
addition and connect buildings in a single family (S-.5)
district, the Boston Redevelopment Authority recommends
approval with proviso that plans be submitted to BRA
for design review approval. Addition to be constructed
within the perimeter of the complex will provide adult
education and recreation center for the 42 elderly
residents and other non profit institutions. No
adverse effect on surrounding area.



Z-7321-7322

2049 DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84 Z-7323
Weist Barron of Boston, Inc.
636-638 Beacon Street
Boston

Existing
at site: Six story structure

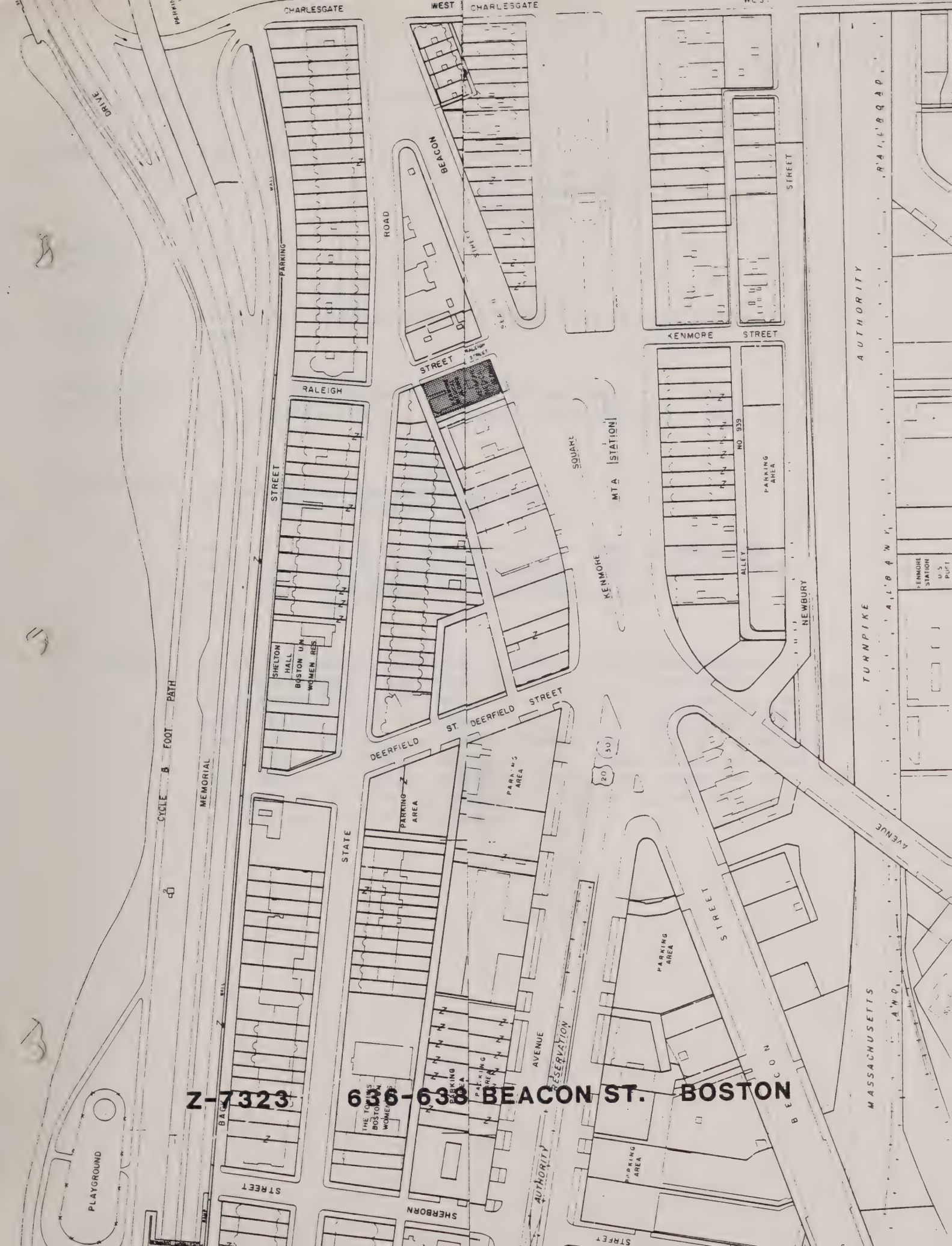
Purpose of
petition: Change occupancy from three stores, professional offices
to three stores, professional offices, acting school.

District(s) Site is in general business (B-4) district.
and Uses(s): Stores and professional offices are allowed uses and
acting school is conditional use in general business
district.

Violation(s): Acting school is conditional use.

A small acting school (17 persons) teaching skills of
radio, television and film, approved by State Board of
Education located in one suite of large office building.
School will have no adverse effect on commercial district.
Recommend approval.

VOTED: In reference to petition Z-7323, Weist Barron of Boston,
Inc., 636-638 Beacon Street, Boston, for conditional use
for change of occupancy from three stores, professional
offices to three stores, professional offices and acting
school in a general business (B-4) district, the Boston
Redevelopment Authority recommends approval. A small
acting school (17 persons) teaching skills of radio,
television and film approved by the State Board of
Education located in one suite of large office building
will have no adverse effect on commercial district.



Z-7323

636-638 BEACON ST. BOSTON

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84 Z-7325
Mark Diarbakerly
2022 Commonwealth Avenue
Brighton

Existing at site: One story structure

Purpose of petition: Erect Gas Service Station Pump Island with overhead canopy.

District(s) and Uses(s): Site is in residential (R-.5) two family district.
Gas Service Station is legal non conforming use.

Violation(s): Extension of non conforming use.
Front yard is insufficient.

Relocation of pump island will remove an existing exit hazard and improve facility. No response from abutters. Recommend approval with proviso.

VOTED: In reference to petition Z-7325, Mark Diarbakerly, 2022 Commonwealth Avenue, Brighton, for extension of non conforming use and variance to erect gas service station pump island with overhead canopy in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with following proviso: that facility comply with Board of Appeal guidelines for gas service stations. Relocation of pump island will remove existing exit hazard and improve property.



Z-7325

2022 COMMONWEALTH AVE.

BRIGHTON

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84 Z-7326
Robert M. Geoffrion
1752-1764A Centre Street
West Roxbury

Existing
at site: One story structure

Purpose of
petition: Change occupancy from seven stores to four stores,
Beauty Salon, Auto Driving School.

District(s) Site is in general business (B-1) district.
and Uses(s): Retail stores allowed uses, driving school is
conditional use in general business district.

Violation(s): Trade, professional or other school is conditional use.

Driving School use existing and compatible with immediate
commercial area. Recommend approval with proviso.

VOTED: In reference to petition Z-7326, Robert M. Geoffrion,
1752-1764A Centre Street, West Roxbury, for conditional
use for change of occupancy from seven stores to four
stores, beauty salon and auto driving shcool, in a
general business (B-4) district, the Boston Redevelopment
Authority recommends approval with the following
proviso: that there be no on street parking of vehicles
used by school. Driving school is existing and compatible
with immediate commercial area.



Z-7326

1752-1764A CENTRE ST.

WEST ROXBURY

Board of Appeal Referrals 11/15/84

Hearing: 11/20/84 Z-7327
Louis N. Cavagnaro, Jr.
68 Telegraph Street
South Boston

Existing
at site: Three story structure

Purpose of
petition: Change occupancy from three to four family dwelling.

District(s) Site is in apartment (H-1-50) multi family district.
and Uses(s): Conversion for additional unit is forbidden use.

Violation(s): Dwelling converted for more families is forbidden use.
Lot area is insufficient.

Vacant building will undergo extensive rehabilitation.
Proposed occupancy is consistent with residential
neighborhood. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7327, Louis N. Cavagnaro, Jr.
68 Telegraph Street, South Boston, for forbidden use
and variance for change of occupancy from three to four
family dwelling in an apartment (H-1-50) district, the
Boston Redevelopment Authority recommends approval with
the following proviso: that plans be submitted to the
Authority for design review approval. Occupancy
consistent with residential neighborhood.



Z-7327 68 TELEGRAPH ST. SOUTH BOSTON

Board of Appeal Referrals . 11/15/84

Hearing: 11/27/84

Z-7328

Charles O'Halloran
60 Weld Hill Street
Jamaica Plain

) Existing 2½ story structure
at site:

Purpose of
petition: Legalize occupancy - three family dwelling

District(s) Site is in residential (R-.8)three family district.
and Uses(s): Conversion from existing two family to three family
dwelling which meets ½ lot area is conditional use.

Violation(s): Dwelling converted for more families is conditional use.
Lot area is insufficient.
Floor area is excessive.

Conversion is consistent with predominant three family
neighborhood. No response from abutters. Recommend
approval with proviso.

VOTED: In reference to petition Z-7328, Charles O'Halloran,
60 Weld Hill Street, Jamaica Plain, for conditional
use and two variances to legalize occupancy as three
family dwelling in a residential (R-.8) district, the
Boston Redevelopment Authority recommends approval with
the following proviso: that plans for any exterior
changes be submitted to the Authority for design
review approval. Conversion is consistent with
predominant three family neighborhood.



Z-7328

60 WELD HILL ST. JAMAICA PLAIN

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84

Z-7329
Robert A. Nobile
187-189 North Street
Boston

Existing
at site: Four story structure

Purpose of
petition: Erect penthouse addition.

District(s) Site is in local business (L-2) district.
and Uses(s): 10 unit apartment structure is allowed use in local
business district.

Violation(s): Floor area ratio is excessive.

In May 1983 Authority recommended denial of a roof addition. However, Board of Appeal granted approval with design review proviso. Petitioner has since erected an illegal penthouse addition. This excessive and inappropriate penthouse construction is highly visible in a sensitive location near Paul Revere Mall and should be taken down. Recommend denial.

VOTED: In reference to petition Z-7239, Robert A. Nobile, 187-189 North Street, Boston, for variance to erect penthouse addition to ten unit apartment structure in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. In May 1983 Authority recommended denial of a roof addition, however, Board of Appeal granted approval with design review. Petitioner has since erected an illegal penthouse addition. This excessive and inappropriate penthouse construction is highly visible in a sensitive location near Paul Revere Mall and should be taken down.

Z-7329 187-189 NORTH ST. BOSTON



Board of Appeal Referrals 11/15/84

Hearing: 11/27/84 Z-7330
Tobias Yarmolinsky
18 Harvard Street
Charlestown

Existing
at site: Four story structure

Purpose of
petition: Legalize occupancy - four apartments.

District(s) Site is in apartment (H-1) multi family district.
and Uses(s): Four unit apartment building is allowed use in multi-family district.

Violation(s): Open space is insufficient.

Petitioner will rehabilitate vacant former rooming house.
Four unit occupancy is consistent with neighborhood
residential character. No response from abutters.
Recommend approval with proviso.

VOTED: In reference to petition Z-7330, Tobias Yarmolinsky,
18 Harvard Street, Charlestown, for variance to legalize
occupancy as four apartments in an apartment (H-1)
district, the Boston Redevelopment Authority recommends
approval with the following proviso: that plans be
submitted to the Authority for design review approval.
Petitioner will rehabilitate vacant former rooming house.
Four unit occupancy is consistent with neighborhood
residential character.

Z-7330

18 HARVARD ST.

CHARLESTOWN



Board of Appeal Referrals 11/15/84

Hearing: 11/27/84

Z-7331
Alan Rosenstein
1130 Blue Hill Ave.
Mattapan

Existing
at site: Vacant Land

Purpose of
petition: Use premises for outdoor sale and display of second hand
motor vehicles, erect office structure

District(s)
and Uses(s): Site is in local business (L-1) district.
Display and sale of used cars is forbidden use in
local business district.

Violation(s): Outdoor display or sale of motor vehicles is forbidden use.

Sale of twelve used cars with attendant activity,
signs and traffic is inappropriate and incompatible
with surrounding residential neighborhood. Site is in
close proximity to Morton Street and has heavy traffic
and excessive curb parking demands. No response from
abutters. Recommend denial.

VOTED: In reference to petition Z-7331, Alan Rosenstein, 1130
Blue Hill Ave., Mattapan for forbidden use to use
premises for outdoor sale and display of second hand
motor vehicles and erect office in a local business
(L-1) district, the Boston Redevelopment Authority recom-
mends denial. Sale of twelve used cars with attendant
activity, signs and traffic is inappropriate and incompatible
with surrounding residential neighborhood. Site is in
close proximity to Morton Street and has heavy traffic
and excessive curb parking demands.



Z-7331 1130 BLUE HILL AVE. MATTAPAN

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84 Z-7332
Stanley K. Block
19-21 Lancaster Street, Boston

Existing at site: One story Auto Body Repair Garage

Purpose of petition: Erect ten story office building

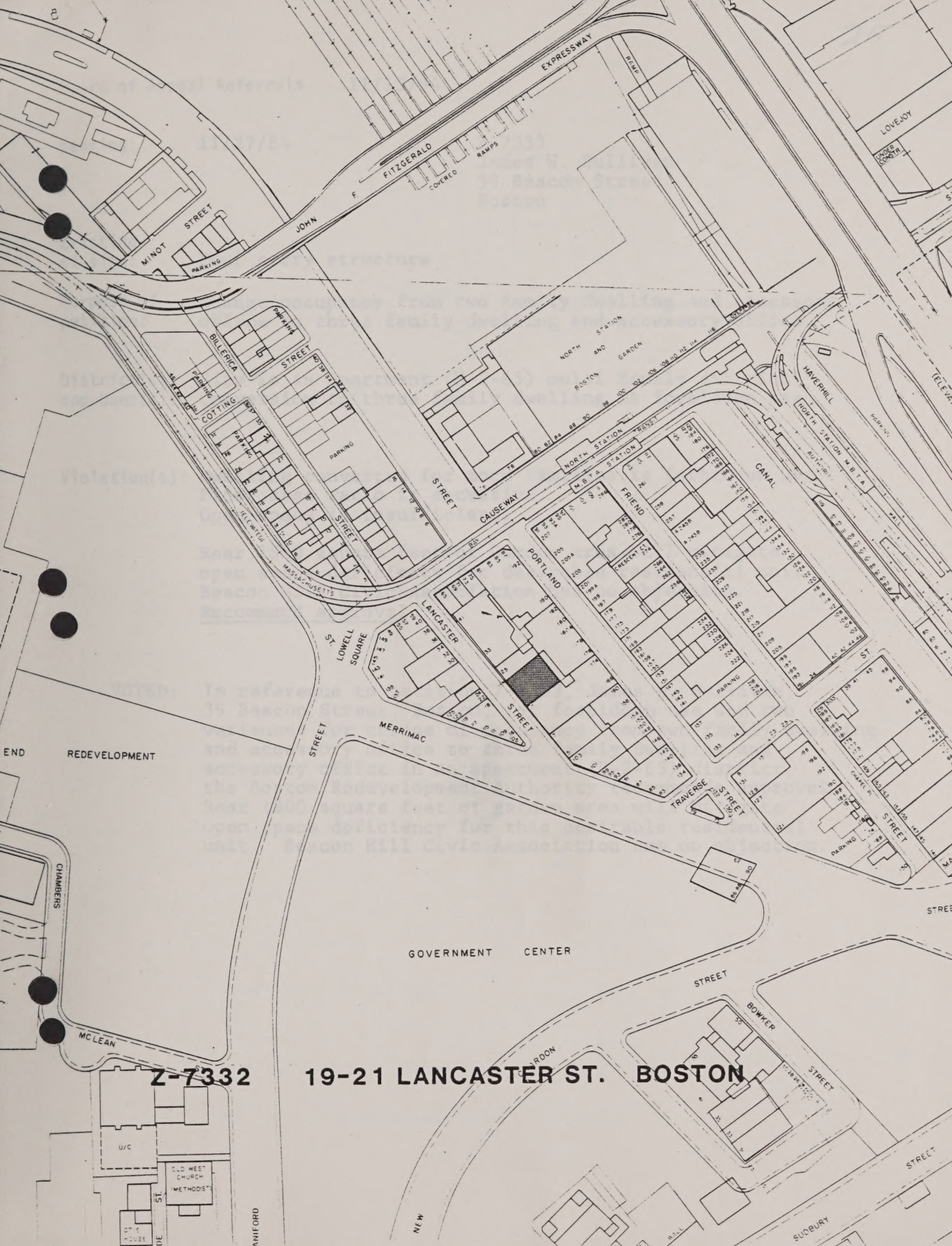
District(s) Site is in manufacturing (M-4) district.
and Uses(s): Office building is allowed use in manufacturing district.

Violation(s): Floor area ratio is excessive.

Rear yard, front and rear setbacks of parapet are insufficient.

Floor area ratio of 10 for this development is $2\frac{1}{2}$ times the code requirement and ten story height is excessive. Petitioner should meet with Authority staff for resolution of these issues and for design review. Recommend denial without prejudice.

VOTED: In reference to petition Z-7332, Stanley K. Block, 19-21 Lancaster Street, Boston for three vacancies to erect ten story office building in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial without prejudice. Floor area ratio is $2\frac{1}{2}$ times the code requirement and ten story height is excessive for this site. The development should reinforce the existing character of this neighborhood. Petitioner should meet with Authority staff to resolve issues and review design plans. A deferral of Board of Appeal hearing for approximately one month should allow adequate time for review to be conducted.



Z-7332

19-21 LANCASTER ST. BOSTON

Board of Appeal Referrals 11/15/84

Hearing: 11/27/84

Z-7333
James W. Sullivan
39 Beacon Street
Boston

Existing
at site: Four story structure

Purpose of
petition: Change occupancy from two family dwelling and accessory
office to three family dwelling and accessory office.

District(s) Site is in apartment (H-2-65) multi family district.
and Uses(s): Conversion to three family dwelling is forbidden use.

Violation(s): Dwelling converted for more families is forbidden use.
Floor area ratio is excessive.
Open space is insufficient.

Rear 1800 square feet of Garden area will mitigate
open space deficiency for desirable residential unit.
Beacon Hill Civic Association has no objection.
Recommend approval.

VOTED: In reference to petition Z-7333, James W. Sullivan,
39 Beacon Street, Boston, for forbidden use and two
variances for change of occupancy from two family dwelling
and accessory office to three family dwelling and
accessory office in an apartment (H-2-65) district,
the Boston Redevelopment Authority recommends approval.
Rear 1800 square feet of garden area will mitigate
open space deficiency for this desirable residential
unit. Beacon Hill Civic Association has no objection.



LOUISBURG

SQUARE

MT. VERNON

CHESTNUT

BEACON

FROG

POND

SOLDIERS & SAILORS MONUMENT

FOUNTAIN

MASSACHUSETTS PARKING AUTHORITY

BOSTON

COMMON

Z-7333

39 BEACON ST.

BOSTON

GARDEN

STREET

CENTRAL

MAVRY

HAMMARKET

MASON ST

PARKING

MASON ST

MAVRY

MAVRY

MAVRY

MAVRY

